

27 Capella Crescent, Giralang, ACT 2617

House For Sale

Tuesday, 6 February 2024



27 Capella Crescent, Giralang, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 119 m2

Type: House



Bree Prince
0261821802



Taylor Minchin
0400280894

\$849,000+

What you see: An immaculate family home, in a tightly held community, within walking distance to Giralang Primary, with only two direct neighbours and open space to the rear. What we see: Summer evenings on the back deck watching the kids play cricket in the rear yard. See more: Open plan living and dining Separate family room leading to the covered deck Good sized bedrooms with built in robes Easterly appointed kitchen includes stainless steel appliances, double sink, electric oven and stove View across the rear yard from the kitchen Bathroom featuring floor-to-ceiling tiles, bath & separate toilet Ducted gas heating Evaporative cooling Electric security shutters, on the front of house windows Large laundry area, with ample storage Landscaped and manicured yards Large entertainers' deck with pergola Timber look flooring and carpets throughout Quality window furnishings throughout Garden shed, with side access via a double gate Double garage with additional carport Fully enclosed backyard Within 9 minute walk to Giralang Primary School Within 5 minute walk to Giralang Playing Fields Within 5 minute drive to St. Michael's Primary School Within 5 minute drive to Kaleen Shops Within 9 minute drive to Belconnen Town Centre Within 15 minute drive to ANU Within 17 minute drive to Canberra CBD Total house area: 119 m² Block size: 694 m² Built: 1985 EER: 2.5 Rates: \$3,173 p.a (approx) Land tax: \$5,400 p.a (approx, only applicable if rented) Rental appraisal: \$680.00 - \$730.00 p.w Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.